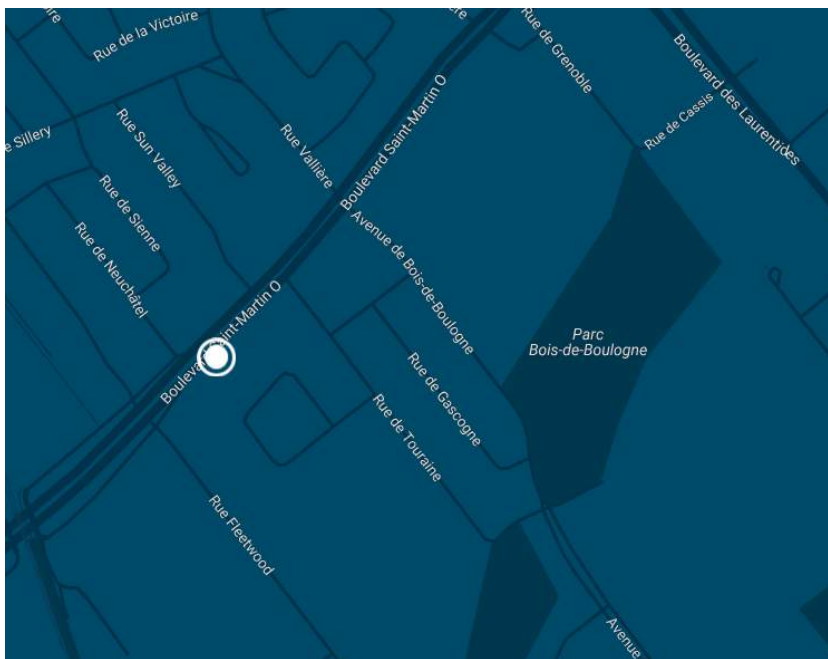




500 BOULEVARD ST-MARTIN OUEST, LAVAL
500, ST-MARTIN BOULEVARD WEST, LAVAL

- Le 500 boulevard St-Martin-Ouest est situé entre les boulevards Laval et Des Laurentides à Laval.
- De par son excellent emplacement, les locaux bénéficient de beaucoup de lumière naturelle et de vues non obstruées.
- Accès rapide et facile aux autoroutes 15, 19 et 440.
- Situé à proximité de nombreux restaurants et points de services.
- Plusieurs espaces de stationnement extérieurs disponibles à l'immeuble incluant deux bornes de recharge.
- Affichage possible sur le pylône de l'édifice.
- The 500 St-Martin West is located between boulevards Laval and Des Laurentides in Laval.
- Due to its excellent location, the premises benefit from plenty of natural light with unobstructed views.
- Fast and easy access to Highways 15, 19 and 440.
- Located near many restaurants and services points.
- Many exterior parking spaces are available at the building including two charging stations.
- The pylon of the building is available for commercial signage.



DISPONIBILITÉS	AVAILABILITIES
Suite 300	1,094 pi ² /sq. ft.
Suite 360	1,362 pi ² /sq. ft.
Suite 430	1,475 pi ² /sq. ft.
Suite 440	1,154 pi ² /sq. ft.
Suite 490	1,362 pi ² /sq. ft.
Suite 450	1,416 pi ² /sq. ft.
Suite 470	1,513 pi ² /sq. ft.
Suite 500	1,360 pi ² /sq. ft.
Suite 550	3,049 pi ² /sq. ft.



PARAMÈTRES LE LOCATION

LEASING PARAMETERS

Loyer brut Gross Rent	Négociable Negotiable
Frais d'opération Operation expenses	11,26\$/pi ² \$11.26/sq. ft.
Taxes	Inclus Included
Électricité Electricity	Inclus Included
Entretien ménager In-Suite cleaning	Inclus Included
Stationnement Parking	Extérieur Outdoor

Pierre Therrien, CPA, CMA
Courtier immobilier
Real Estate Broker
T: (514) 312-3010 x 101
T2: (418) 476-0170 x 101
therrien@triumimmobilier.com

Martin Vallée, MBA
Courtier immobilier agréé DA
Chartered Real Estate Broker AEO
T: (514) 312-3010 x 102
T2: (418) 476-0170 x 102
vallee@triumimmobilier.com

Erik Tremblay, BAA
Courtier immobilier
Real Estate Broker
T: (514) 312-3010 x 104
T2: (418) 476-0170 x 104
erik@triumimmobilier.com

Filipe Tremblay, BAA
Courtier immobilier commercial
Commercial Real Estate Broker
T: (514) 312-3010 x 100
T2: (418) 476-0170 x 100
ftremblay@triumimmobilier.com